159.0	0009	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,900 / 745,900
					USE VALUE:	745,900 / 745,900
					ASSESSED:	745,900 / 745,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
230		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACHEK JAMES E III	
Owner 2:	MACHEK ELIZABETH C	
Owner 3:		
Street 1:	230 OAKLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	75 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 3,680 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1384 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3680.000	373,900	700	371,300	745,900
Total Card	0.084	373,900	700	371,300	745,900
Total Parcel	0.084	373,900	700	371,300	745,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.95 | /Parcel: 538.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106076
GIS Ref:
GIS Ref:
Insp Date: 06/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0009-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,900	700	3,680.	371,300	745,900	745,900	Year End Roll	12/18/2019
2019	101	FV	293,700	700	3,680.	371,300	665,700	665,700	Year End Roll	1/3/2019
2018	101	FV	293,700	0	3,680.	312,900	606,600	606,600	Year End Roll	12/20/2017
2017	101	FV	175,600	0	3,680.	286,400	462,000	462,000	Year End Roll	1/3/2017
2016	101	FV	175,600	0	3,680.	244,000	419,600	419,600	Year End	1/4/2016
2015	101	FV	171,200	0	3,680.	212,200	383,400	383,400	Year End Roll	12/11/2014
2014	101	FV	171,200	0	3,680.	196,200	367,400	367,400	Year End Roll	12/16/2013
2013	101	FV	171,200	0	3,680.	186,700	357,900	357,900		12/13/2012

!12449!

PRINT

Date	Time
12/11/20	02:32:14

LAST REV

Date	Time
03/27/19	10:54:17

danam

PAT ACCT. 12449

USER DEFINED

Prior Id # 1:	106076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	69471-26		6/21/2017		720,000	No	No		
FOX ALBERT A JR	68767-559		1/17/2017	Change>Sale	435,000	No	No		
	11892-324		9/4/1970		24,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018	1708	Solar Pa	10,708	C				
1/27/2017	94	Heat App	14,000	C				
12/21/2016	1551	Redo Kit	30,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
2/23/2018	SQ Returned	MM	Mary M
2/22/2017	Permit Visit	DGM	D Mann
10/15/2008	Meas/Inspect	189	PATRIOT
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3680		Sq. Ft.	Site		0	70.	1.44	7									371,279						371,300	

Total AC/HA: 0.08448 | Total SF/SM: 3680 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,279 | Spl Credit | Total: 371,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	92486
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391885
Depreciation:	18027
Depreciated Total:	373858

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

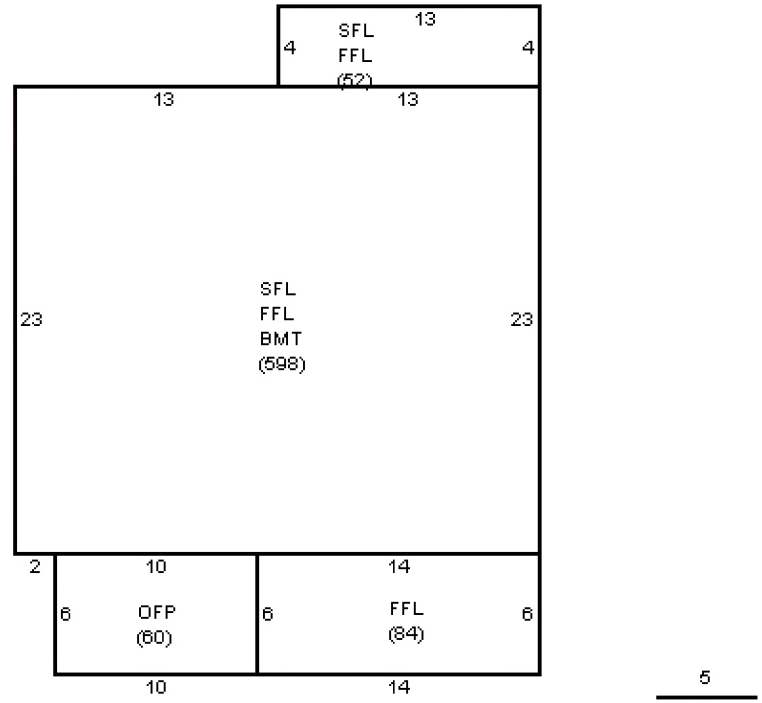
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.75
Special Features:	0	Val/Su Net:	183.10
Final Total:	373900	Val/Su SzAd	270.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	734	167.050	122,612
SFL	Second Floor	650	167.050	108,580
BMT	Basement	598	50.110	29,968
OFP	Open Porch	60	43.560	2,613

Net Sketched Area:	2,042			Total:	263,773
Size Ad	1384	Gross Are	2042	FinArea	1384

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0009-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X15	A	AV	2017	4.52	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700